

# WE BUILD YOUR DREAMS!

[greenpropertiesdc.com](http://greenpropertiesdc.com)

PROJECT

PANGRATI | 140-142 DIKEARCHOU ST.



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## About Us

GREEN Properties is the leading design & construction company in Greece.

It specializes in design and construction of eco-friendly, green & smart home solutions **with A+ energy efficiency**, minimal design & high quality at exceptional prices.

GREEN Properties consistently delivers on its promises ensuring timely results for its clients through every step of the process, thanks to a 278 in-house team of experienced Executives, Civil Engineers, Architects, Mechanical Engineers, Decorators, and Lawyers.

The customer support extends from the early purchasing procedures to the on-time delivery of the property and even after sales services offering investment opportunities with guaranteed yield.

GREEN properties' team is dedicated to guiding and assisting its valued customers through every step of the process.



## Key Figures

Strong in - house Team of

# 278

Executives, Lawyers,  
Civil Engineers, Architects,  
Mechanical Engineers,  
Decorators

# 49

Projects Currently  
Under Development

# 39

New Projects  
Under Licensing

# 140,000

Of Buildable Space  
Under Development

## AA Credit Rating



On 19/10/2022 ICAP A.E. (Credit Rating Agency) proceeded to the award of credit rating AA to NOVA CONSTRUCTIONS A.E., classifying it at a low credit risk category.

## Grant Thornton - Green Bond

According to the report of an independent auditor of Grant Thornton, the Green Bond Framework of NOVA Constructions, from 21/10/2021, implements best practices and procedures, in harmonization with the principles of issuing Green Bond published by the International Capital Market Association (ICMA) in June 2021.



GREEN Properties balance sheets are audited by PwC chartered accountants.

## ESG

At NOVA Constructions, as part of our broader policy to support sustainability and responsible business, we faithfully adopt the ESG (Environmental, Social, Governance) philosophy, operating in full compliance with applicable national and European environmental legislation and demonstrating responsibility us towards the environment, society and corporate governance.

## Awards



GREEN Properties was honored with the important Greek Business Champion award, from the awards-institution for the Greek business world, "Protagonistes of the Greek Economy", which was organized for the 8th time on July 2023 by the Direction Business Network.

The awards are based on the official financial data of the companies as they are captured in their financial reports and are presented in detail in the luxurious 10th edition "The Strongest of the Greek Economy" by the Direction Business Network, which was recently released.



GREEN Properties received the official recognition by GOLDEN AWARDS® The Trophy™ in the category "Business Awards" with the following specific awards: «BUSINESS GROWTH AWARD», «CORPORATE SUSTAINABILITY AWARD» and «GREEN INNOVATION AWARD».

The GOLDEN AWARDS® The Trophy™ institution took place as a physical award ceremony at the pool of Politia Tennis in a glamorous atmosphere among top personalities on June 7, 2023. The committee of the institution's esteemed jury panel, operating with the strictest criteria and consisting of international personalities from Greece and England, judged positively our course in the professional and social field and awarded us the official award certificates of the GOLDEN AWARDS® The Trophy™, which enshrines an important milestone, expressed as an exemplary achievement of life. The Trophy is now in our hands and conveys its brilliance, through its gold mirror quality construction, sealing 2023 in a unique way!



The GOLDEN AWARDS® The Trophy™ institution sets conditions such as contribution to culture, sensitivity to the environment, sustainability, vision, ethos, social contribution, reputation, etc.



## SUPERBRANDS

GREEN Properties was awarded the Superbrands 2021, in the "Construction - Real Estate Development" field. Superbrands Greece is part of a global institution represented in 91 countries, which evaluates and recognizes the top brands worldwide.

The elements that were evaluated and singled out the participation of GREEN Properties are all those that have "built" a relationship of trust and reliability with the people who have already chosen it for their new home: minimal aesthetics, certified energy efficiency A+, non-negotiable "green" identity and competitive prices.



## TUV AUSTRIA EN ISO 45001: 2018

The Company implements a Quality Management System in accordance with the standard EN ISO 45001: 2018 for the Scope "Real Estate and Development of GREEN Properties".

ISO 45001 (Occupational Health and Safety)



## TUV AUSTRIA EN ISO 14001: 2015

The Company implements a Quality Management System in accordance with the EN ISO 14001: 2015 standard for the Scope of Application "Development and Management of GREEN Properties".

ISO 14001 (Environmental Management System)



## TUV AUSTRIA EN ISO 9001:2015

The Company implements a Quality Management System in accordance with the standard EN ISO 9001: 2015 for the Scope "Development and Management of GREEN Properties".

ISO 9001 (Quality Management System)



## Project 140-142 Dikearchou St., Pangrati

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In one of Athens' most beloved areas, in Pangrati, **GREEN Properties** has designed a residential complex consisting of 18 apartments and 9 Lofts of minimal design.

The residences vary from 44 to 82m<sup>2</sup>, offering 1 to 3 bedrooms. Featuring an exclusive view of the Acropolis, spacious, bright interiors and large balconies, the property stands out in the neighborhood's residential landscape, offering comfort and personalized solutions for every resident of the capital.

Located in a central point of the area, it also offers countless options for entertainment and leisure, providing a modern urban living experience in the heart of Athens.

By choosing your new home from **GREEN Properties**, you are choosing the home of your dreams! You have the possibility to design the kitchen and bathrooms based on your personal taste, but also to choose the materials based on your needs and preferences, always with the constant support of our specially trained in-house team of decorators.

# Neighborhood



## Landscapes

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Pangrati, nestled in the heart of Athens, enjoys a perfect balance of urban living and natural beauty. Residents stroll along tree-lined streets, visit charming parks, and unwind at Alsos Pangratiou, a lush green park. The historic Kallimarmaro Stadium adds a touch of history.



## Entertainment

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Pangrati thrives with vibrant entertainment. Its cafes, bars, and restaurants buzz with locals and visitors savoring Greek cuisine. The neighborhood offers theaters and cultural centers, hosting various events and festivals throughout the year.



## Public Services and Facilities

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Pangrati offers excellent public transportation options, with buses and trolleys connecting residents to various parts of Athens. This convenience makes daily commuting or exploring the city hassle-free. In addition, you'll find healthcare and education facilities within easy reach, contributing to a well-rounded and comfortable lifestyle in this vibrant neighborhood.

# Location

Pangrati is one of those areas that manage to positively stand out from the rest. It has small bookshops, iconic cinemas, museums, excellent food and rich local market. It is a meeting spot for the locals, since it is a widely known for its alternative shops. Pangrati has the largest number of public squares comparing to every other area. The grove of Pangrati is a spot for the daily walk or workout of the local residences.

Indicative locations and their distance from the property:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><b>1.</b> Your home (140-142 Dikearchou St.)</li> <li><b>2.</b> Supermarket (53m)</li> <li><b>3.</b> Gas Station (400m)</li> <li><b>4.</b> Plyta square (450m)</li> <li><b>5.</b> Panathenaic Stadium (1,5km)</li> <li><b>6.</b> METS Athens Municipal Indoor Basketball Hall (650m)</li> <li><b>7.</b> Agios Ioannis Metro station (1,1km)</li> </ul> | <ul style="list-style-type: none"> <li><b>8.</b> Supermarket (300m)</li> <li><b>9.</b> 91st Elementary school of Athens (350m)</li> <li><b>10.</b> Playground of Logginou Groove (900m)</li> <li><b>11.</b> Pharmacy (70m)</li> <li><b>12.</b> National Garden (1,5km)</li> <li><b>13.</b> 17th High School of Athens (700m)</li> </ul> |
|---|---|





# MINIMAL DESIGN

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.





# TIMELESS AESTHETICS

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.

## Apartment Features

### **A+** Energy Efficient Buildings

We offer apartments rated in energy class A+, equipped with autonomous heating pumps, solar panels, thermal facades, and solar water heaters, for energy savings of up to 70%!



### Minimal Design

Minimal design is about prioritizing the essential. Less frame, endless view, natural light, environmental consciousness, natural colors and timeless aesthetics.



### Thermal Facade

10 cm throughout the outer shell of the building.



### Solar Powered Buildings

Our projects are equipped with solar panels producing electricity to be used on common areas, elevators, parking etc.



### Latest Technology Lighting

Our buildings are equipped with the latest technology LED lighting, photocells, motion detectors and timers for maximum energy savings.



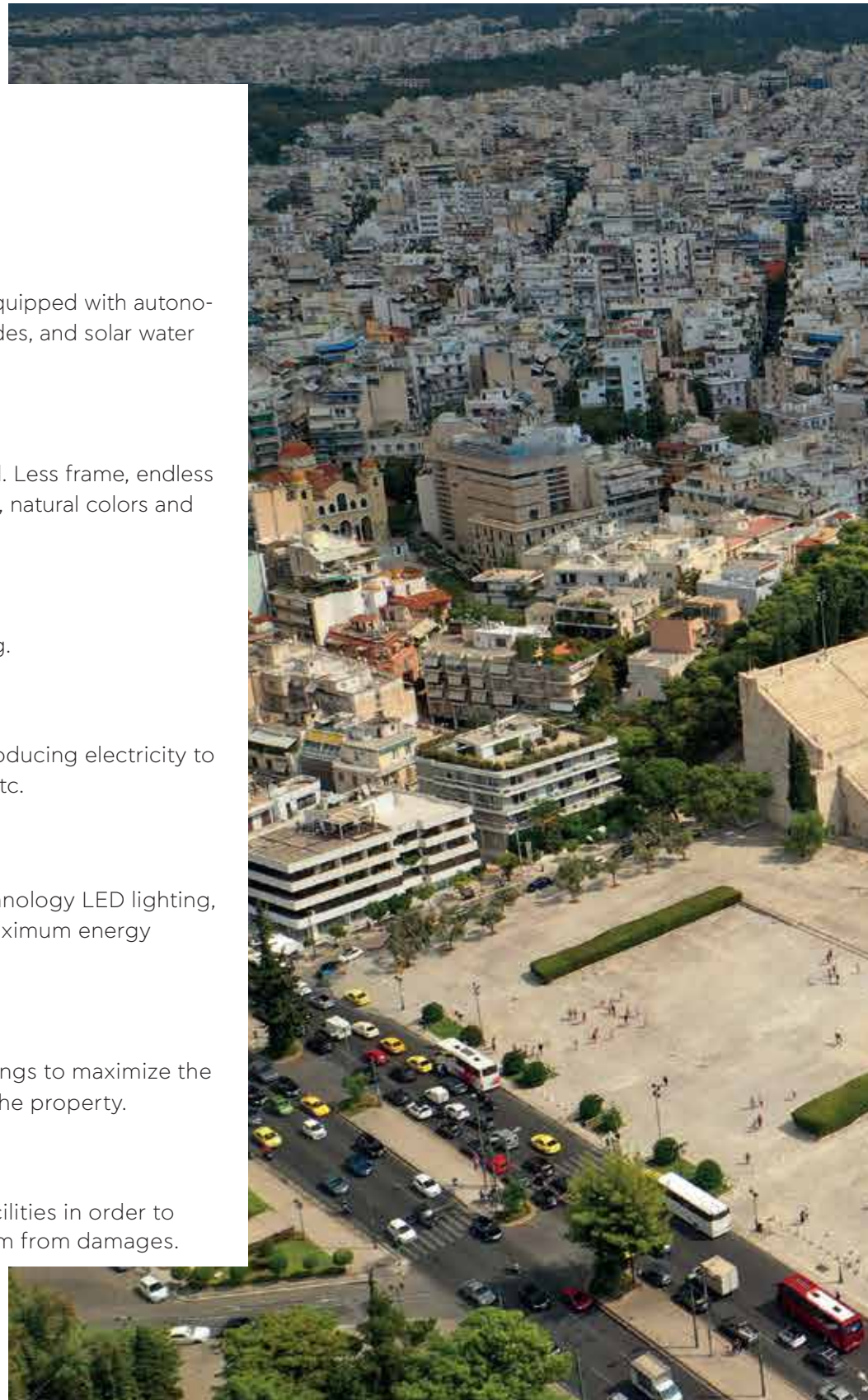
### Large Openings

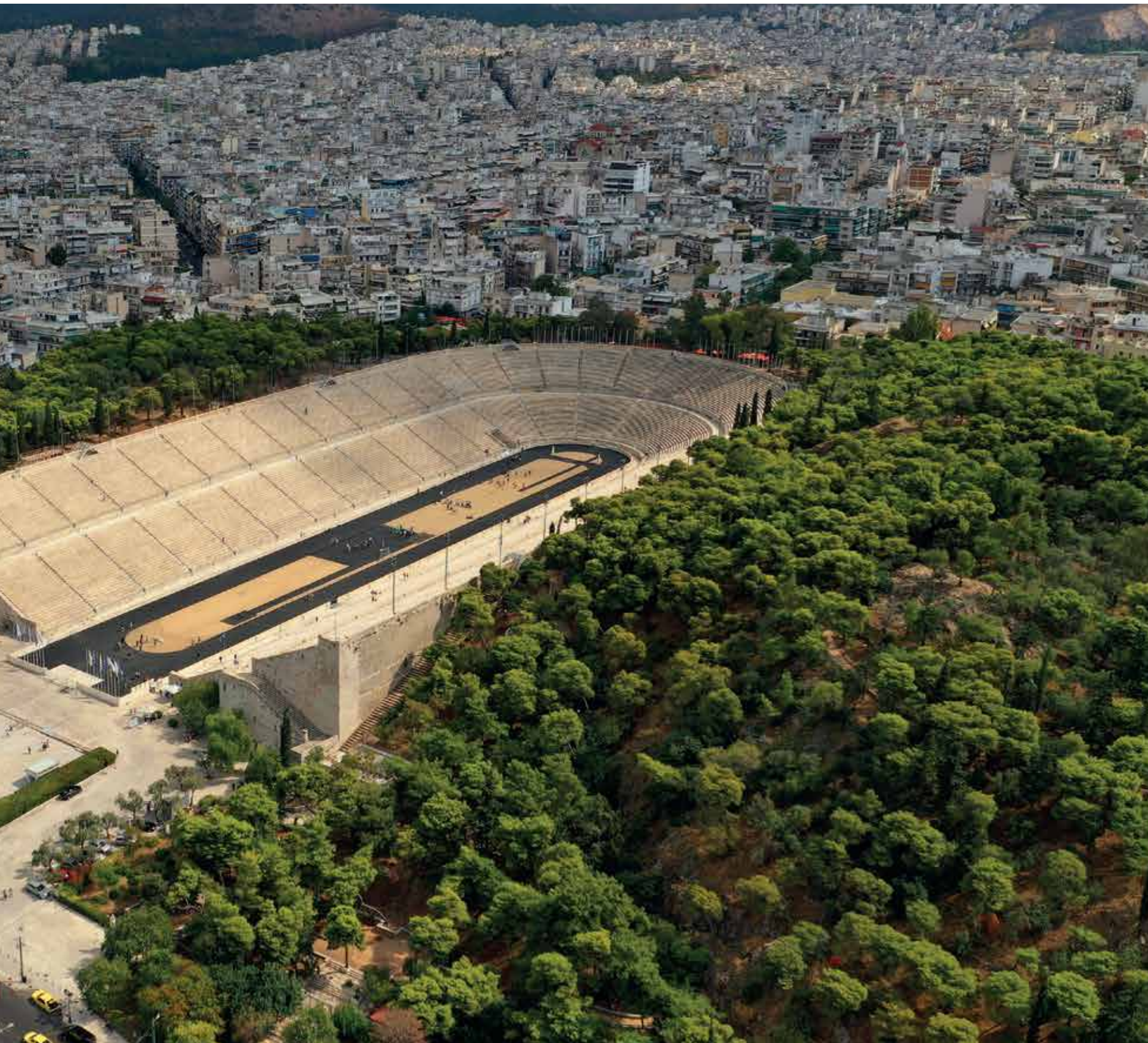
Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.



### Underground Parking Facilities

Our buildings feature underground parking facilities in order to provide cover for the vehicles and protect them from damages.





## Project Features



Highly energy - efficient sustainable aluminum systems



Armored / Fire - resistant door



Large openings to maximize the view



Autonomous cooling - heat pump



Solar water heaters



Photovoltaic systems with net metering services



Smart home



Contemporary property of minimal aesthetics



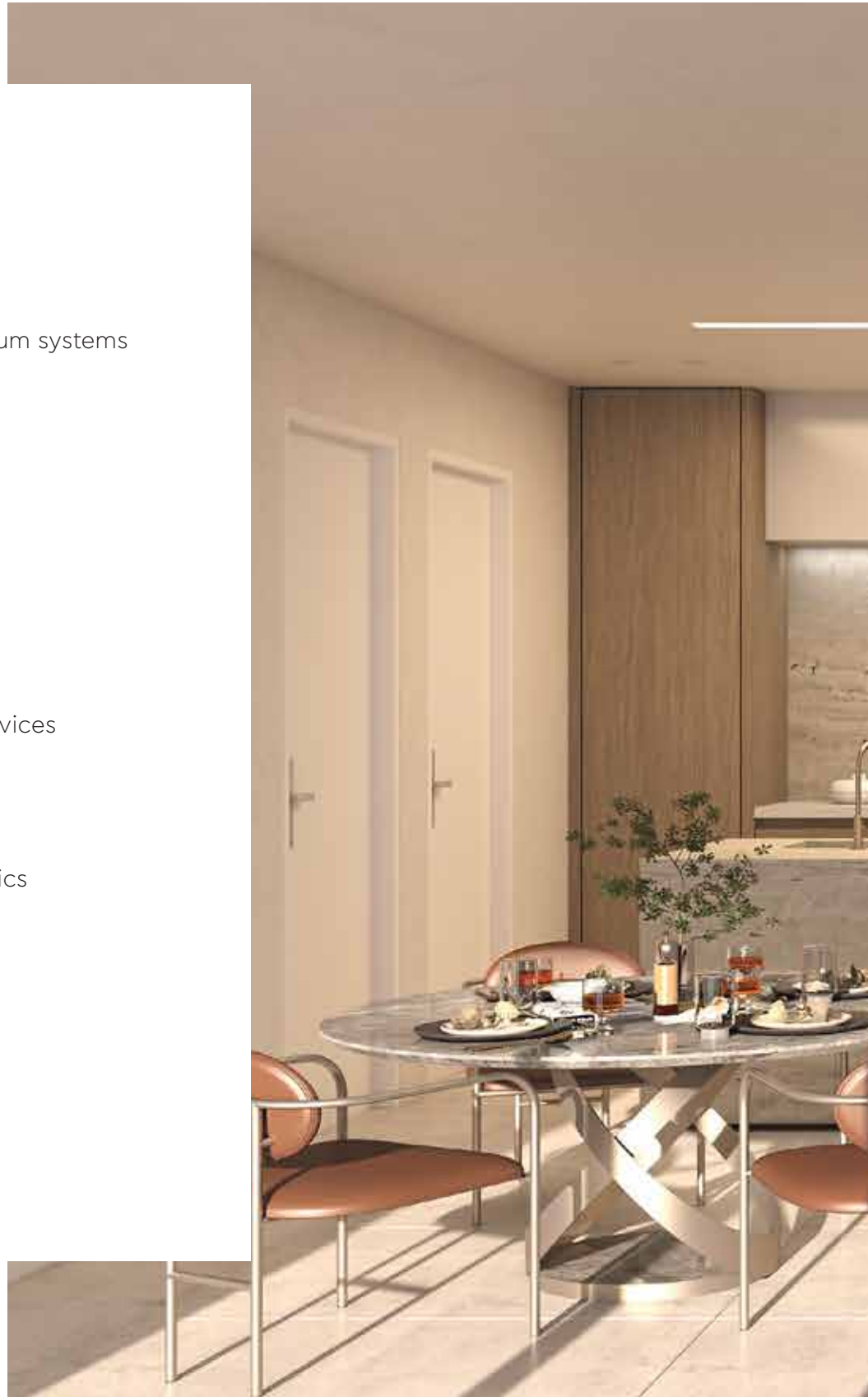
Property with A+ energy rating



Contemporary kitchen - bathroom design



Sanitary appliances made in Italy





# Green Identity

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The green philosophy that our company follows, can be found in all our projects. Energy efficiency is improved, by taking advantage of all property orientations for natural light and installing a photovoltaic system with net metering for shared power. Additionally, the installation of thermal façade throughout the property's outer shell and the use of energy-efficient aluminum frames contribute to reducing energy loss and minimizing the environmental footprint.



# Smart Home

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Experience the ultimate comfort, convenience, and efficiency with Smart Home, allowing you to effortlessly manage all smart devices remotely. Moreover, sustainability takes center stage, as you gain complete control over energy consumption, ensuring a more environmentally-friendly and energy-efficient home.

Step into the future of living with Smart Home, where cutting-edge technology and eco-consciousness combine to offer you a truly extraordinary lifestyle.





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